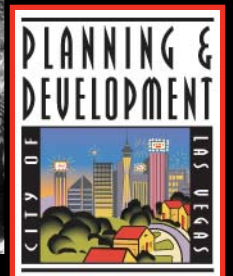
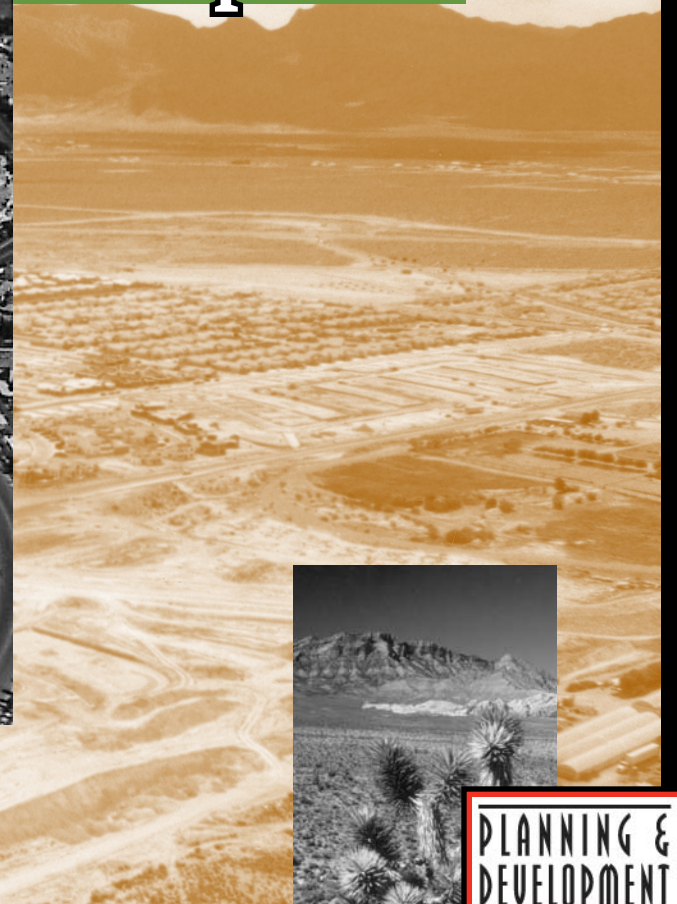


SECOND QUARTER 2007

Q2

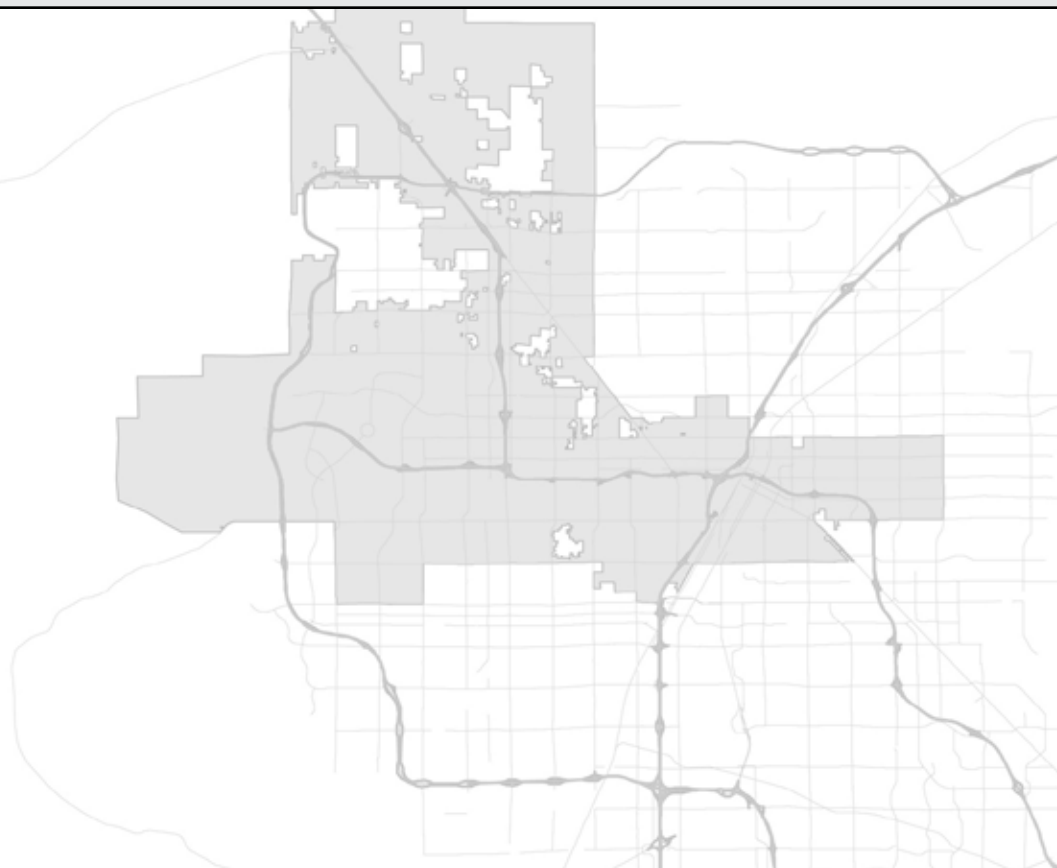
Las Vegas Development Report



LAS VEGAS DEVELOPMENT REPORT

Land Sales	3
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Land Sales



*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

Land Sales 2nd Quarter 2007



Sector	Sales	Total Acres	Valuation	Avg. Price per Acre	Avg. Price per Acre (1 Acre or less)	Avg. Price per Acre (greater than 1 Acre)
Centennial Hills	12	56.34	\$70,277,536	\$1,247,383	\$3,054,678	\$1,189,104
Southeast	22	61.84	\$151,702,052	\$2,453,138	\$2,462,026	\$2,452,489
Southwest	14	126.64	\$250,937,333	\$1,981,501	\$2,063,636	\$1,980,782
CLV TOTALS	48	244.82	\$472,916,921	\$1,931,692	\$2,547,576	\$1,913,378
OUTSIDE CLV	191	1,307.67	\$1,054,113,498	\$806,101	\$2,751,803	\$769,229
GRAND TOTAL	239	1,552.49	\$1,527,030,419	\$983,601	\$2,534,533	\$905,393

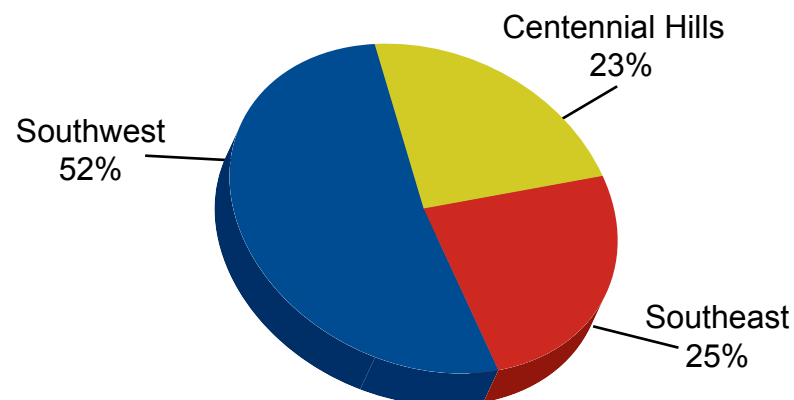
Source: Homebuilders Research, "Hotsheets" Newsletter. For more information, contact Dennis Smith, Homebuilders Research (702) 645-4200

* Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

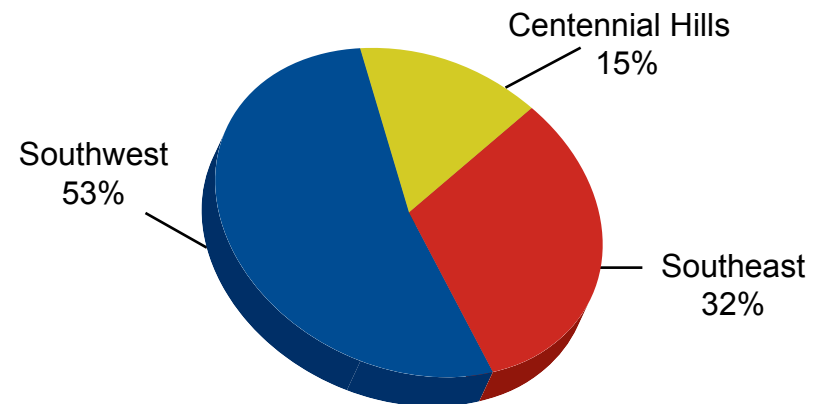
** Each planning sector has various amounts for both price and acres. This represents an average of the total price.

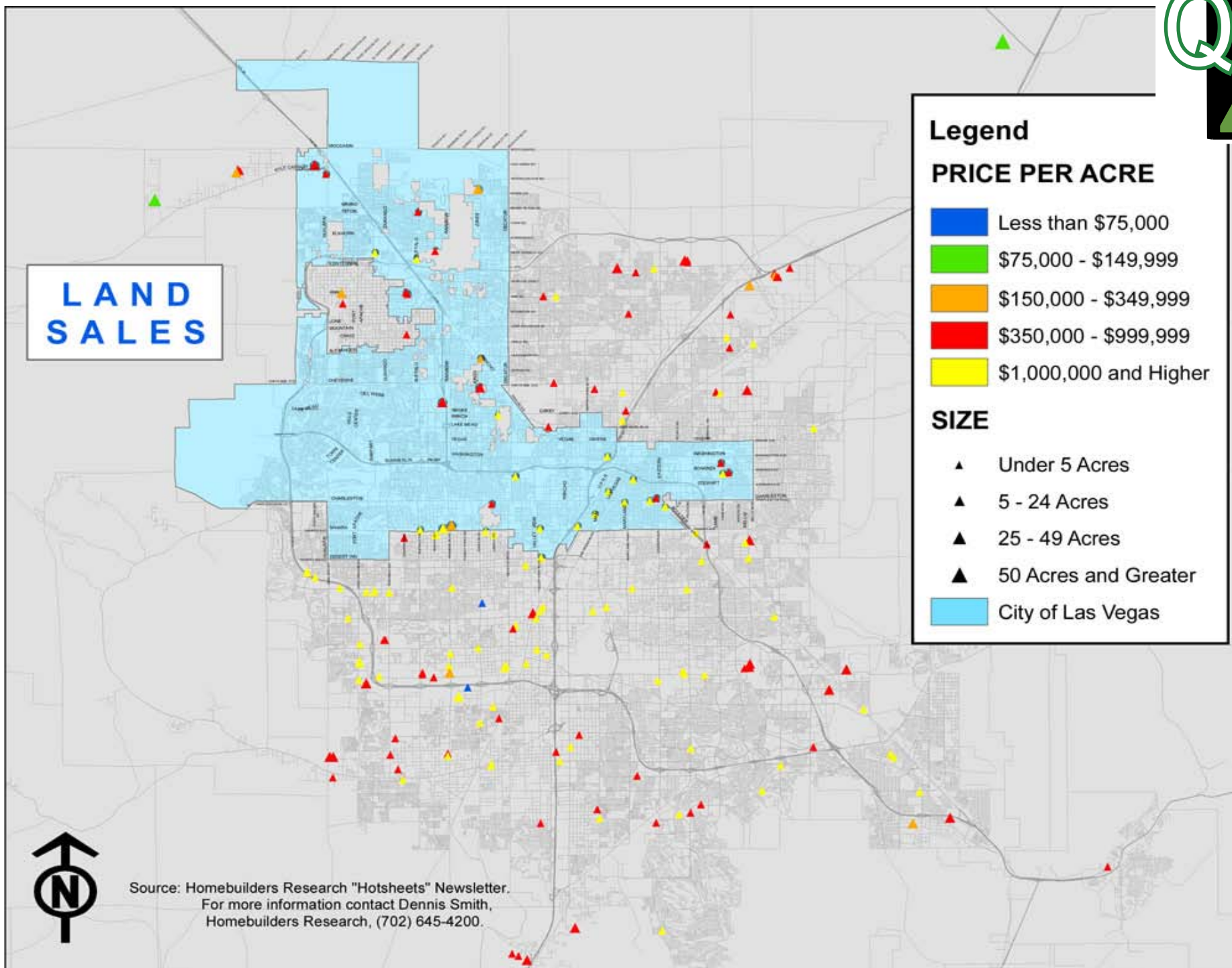
*** Only includes data on price per acre.

Land Sales by Acreage



Land Sales by Valuation







General Plan Amendments

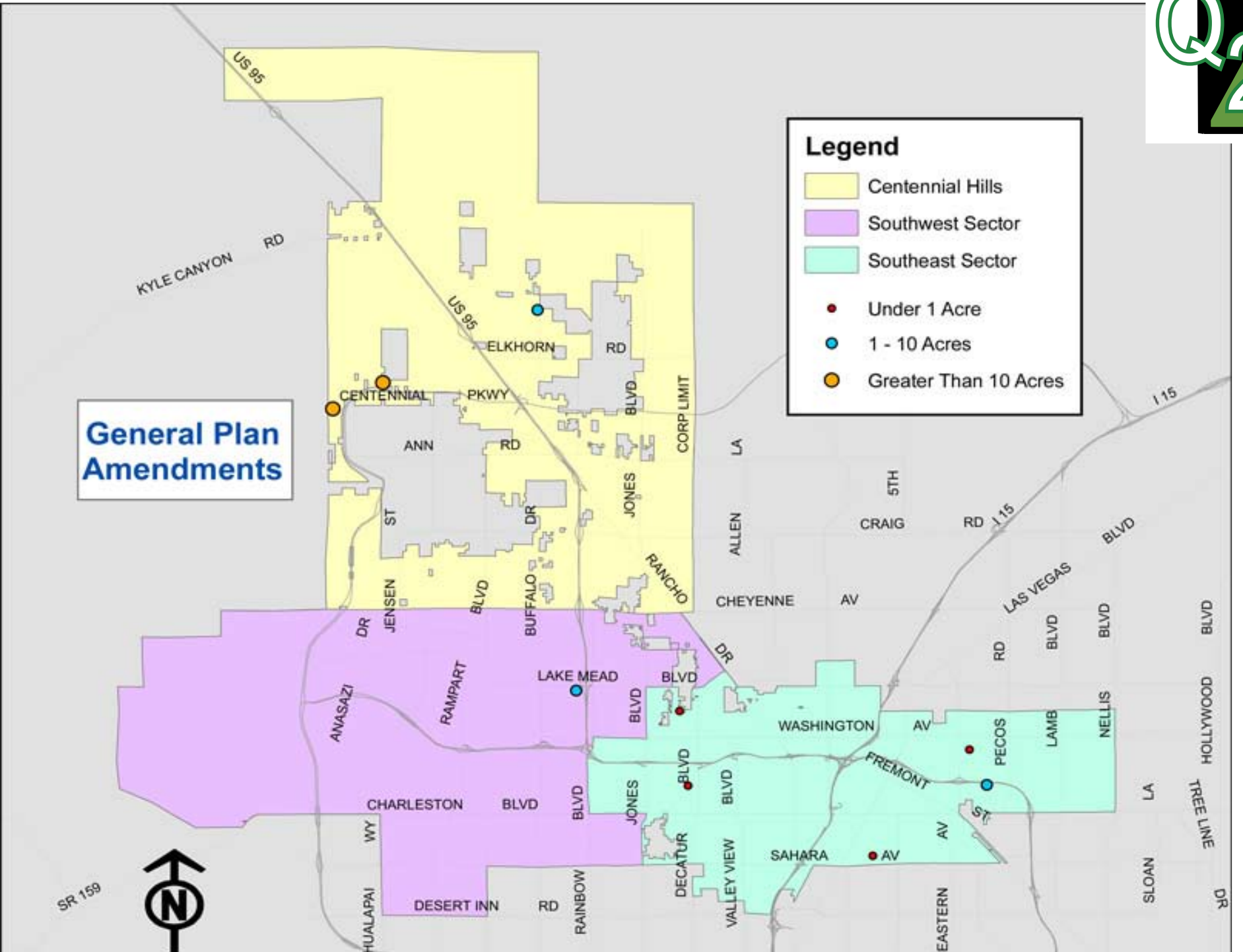
Table 1. Land Use Changes by Type, Acres

Sector	Residential to PCD	Residential to Commercial	Residential to Residential	Commercial to Commercial	PCD to Commercial	PCD to Residential	Public to Office	Public to Residential	Total Acres
Centennial Hills	23.30	0.00	0.00	0.00	1.87	15.54	0.00	0.00	40.71
Southwest	0.00	0.61	4.91	0.00	0.00	0.00	0.00	0.00	5.52
Southeast	0.00	0.00	0.38	0.54	0.00	0.00	0.69	3.98	5.59
TOTAL ACRES	23.30	0.61	5.29	0.54	1.87	15.54	0.69	3.98	51.82

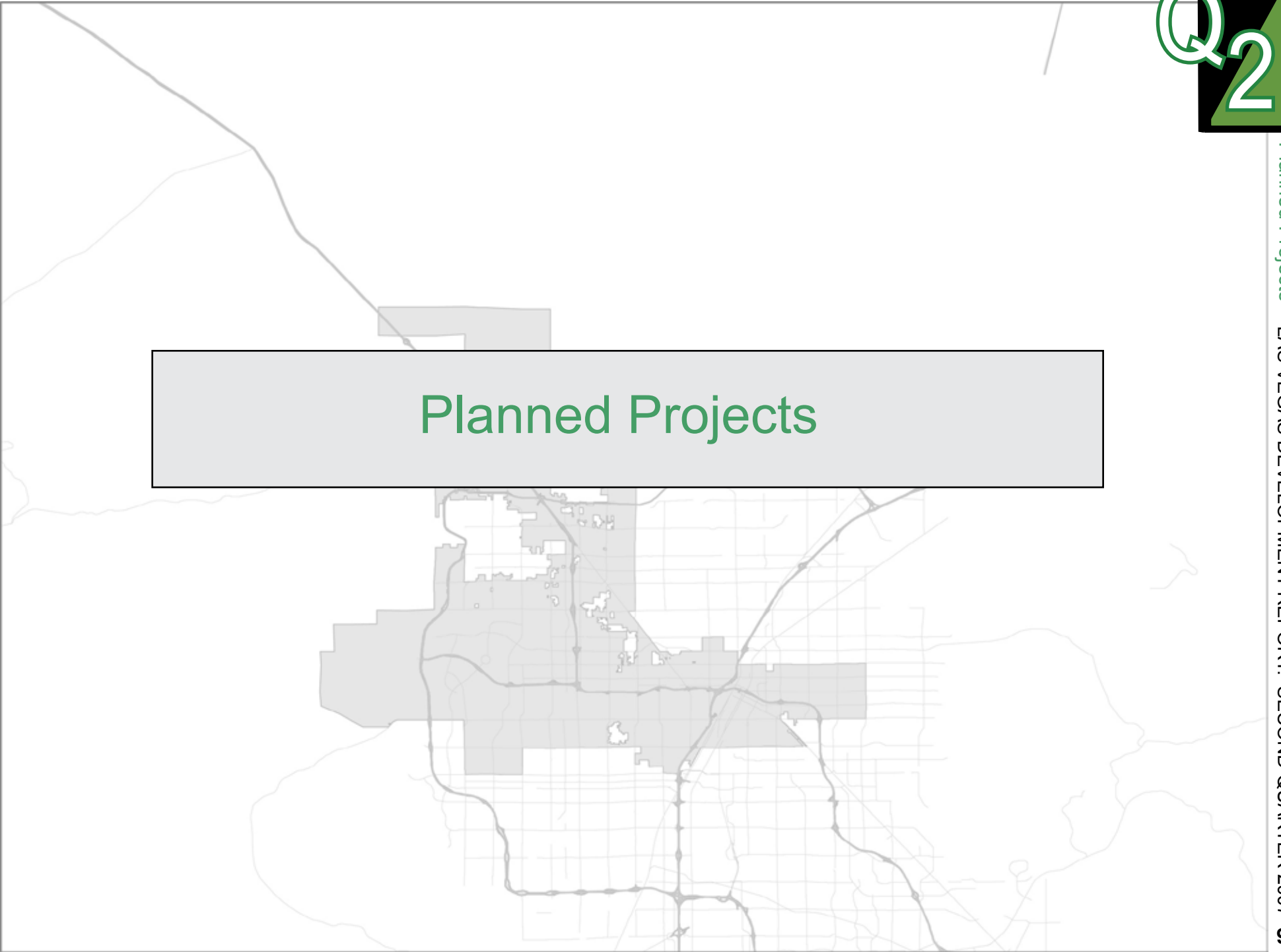
Table 2. Total GPAs by Sector

Sector	Number	Acreage
Centennial Hills	3	40.71
Southwest	1	5.52
Southeast	5	5.59
TOTAL GPAs	9	51.82

*GPA = General Plan Amendment



Planned Projects

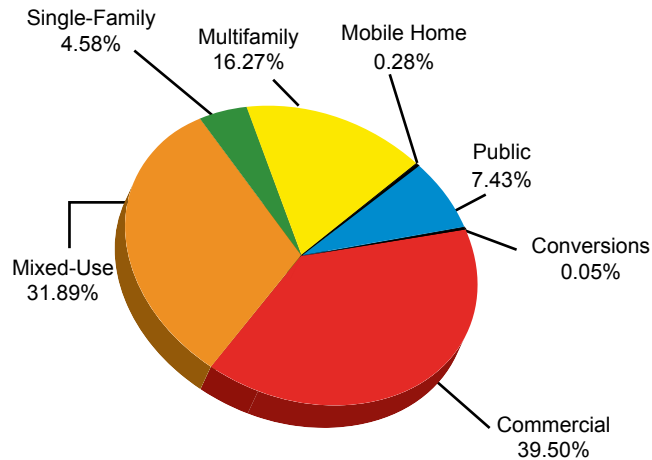


**Site Plan Development Reviews
2nd Quarter 2007**

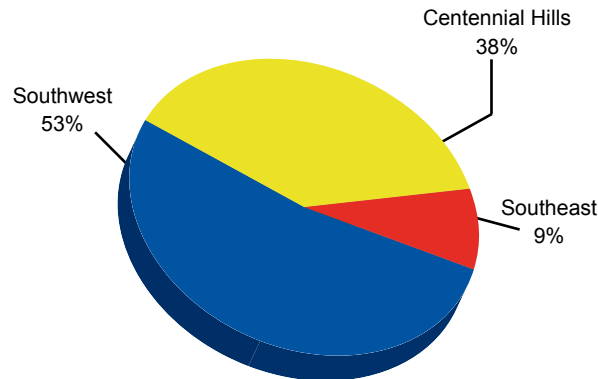


Category	Centennial Hills		Southeast		Southwest		Total	Total
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres
Commercial	5	6.92	32	116.07	5	13.76	42	136.75
Mixed-Use	1	15.69	1	73.50	1	21.20	3	110.39
Single Family	3	6.96	1	3.98	1	4.91	5	15.85
Multifamily	2	20.16	2	2.63	1	33.52	5	56.31
Mobile Home	0	0	1	0.98	0	0	1	0.98
Public	1	7.31	1	18.40	0	0	2	25.71
Conversions	0	0	1	0.17	0	0	1	0.17
GRAND TOTAL	12	57.04	39	215.73	8	73.39	59	346.16

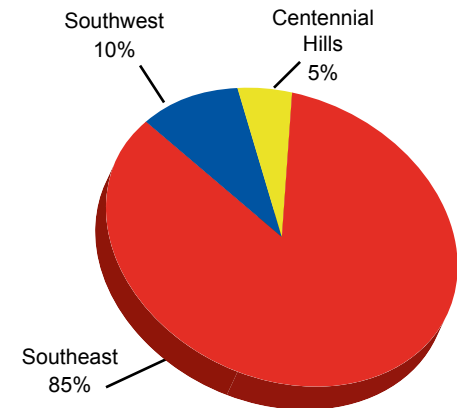
**SDRs
Category by Acreage**

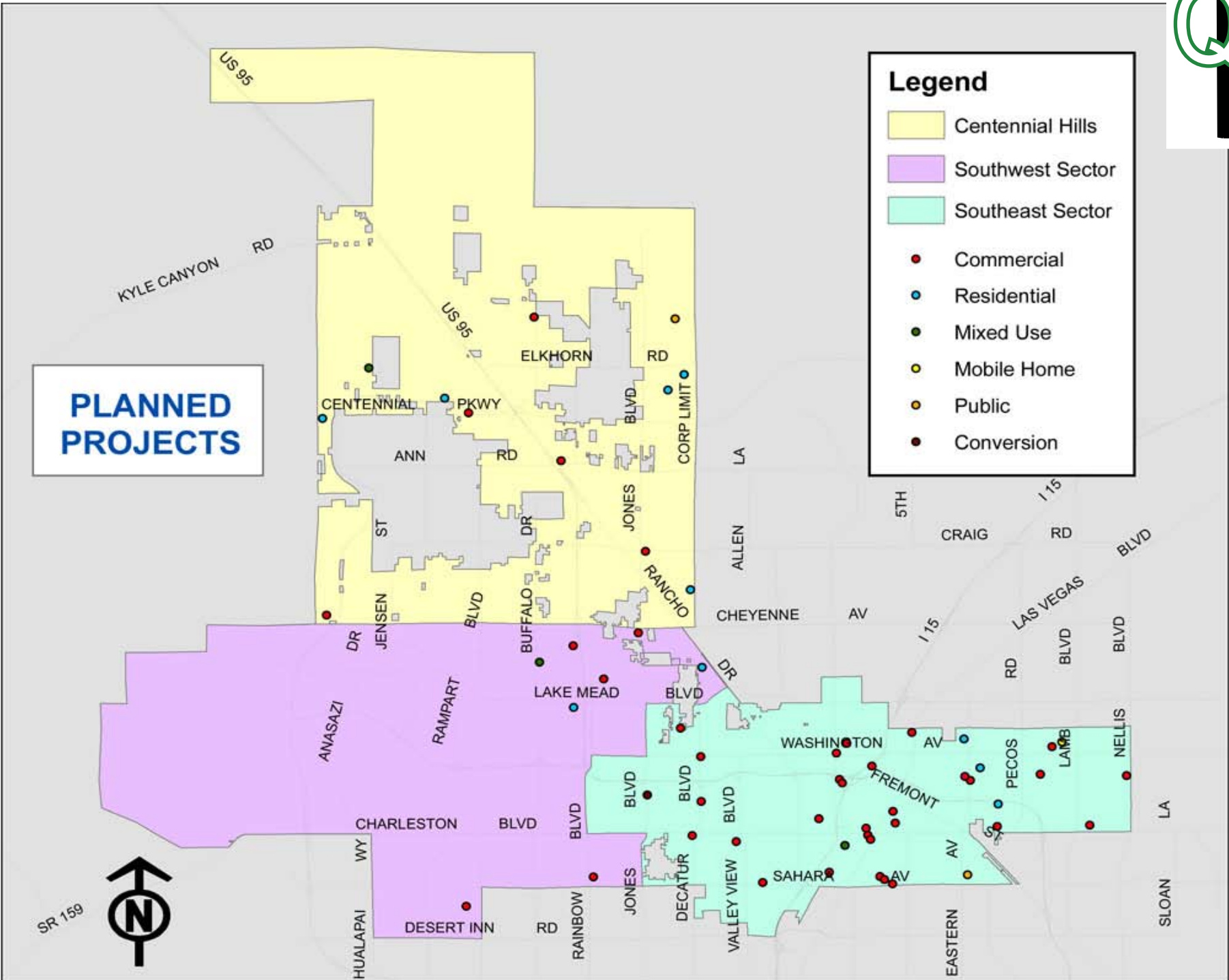


**SDRs
Single Family & Multifamily
New by Acreage**

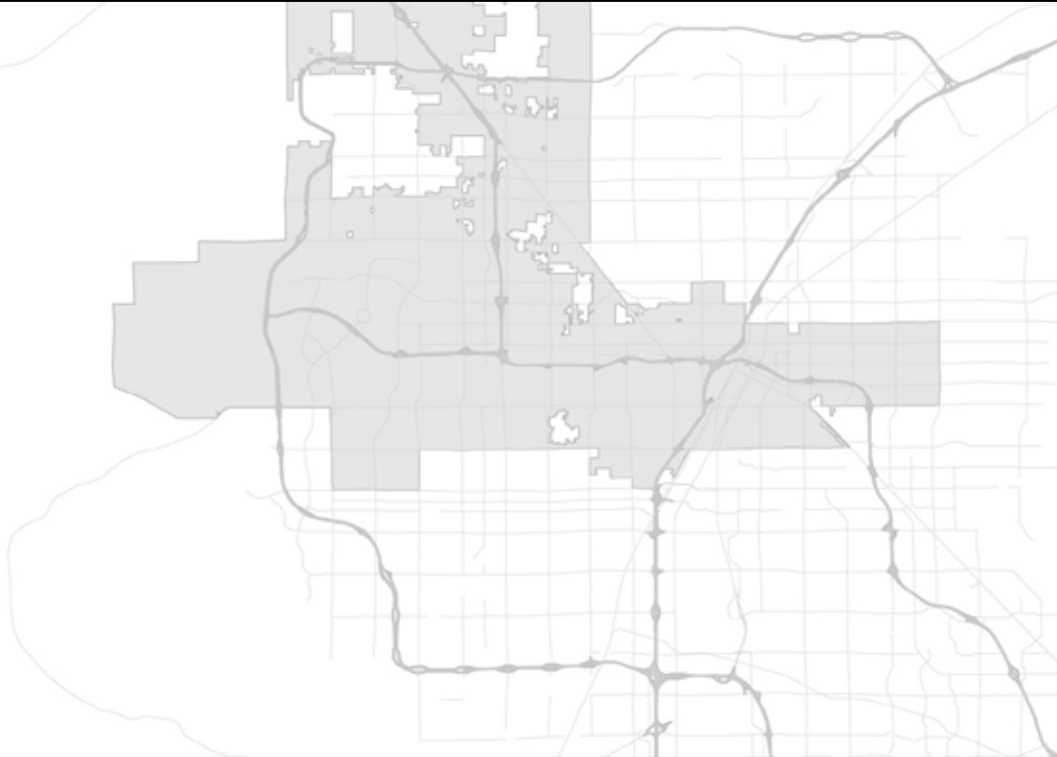


**SDRs
Commercial by Acreage**





Permitted Projects



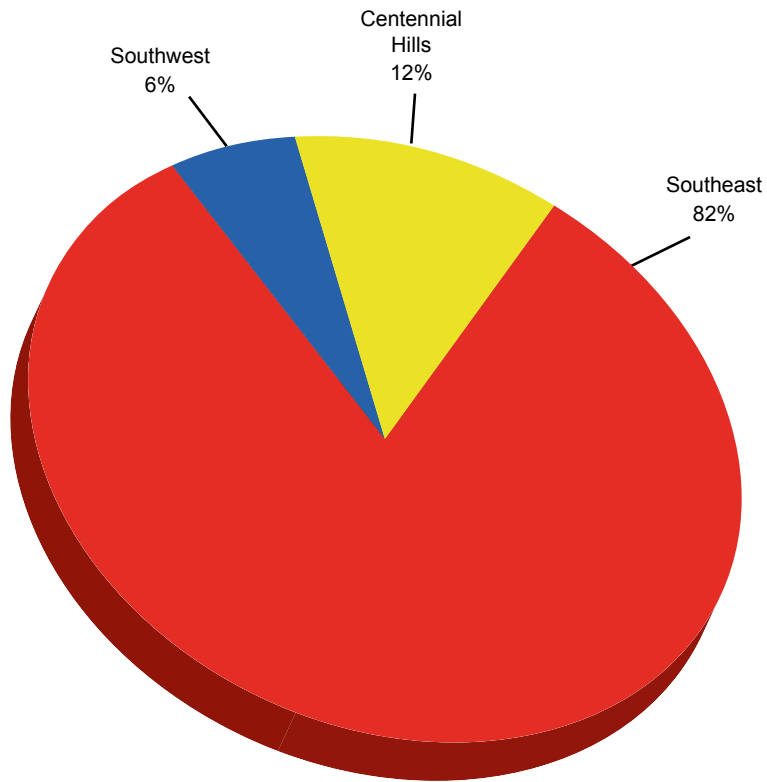
**Permitted Projects
2nd Quarter 2007**



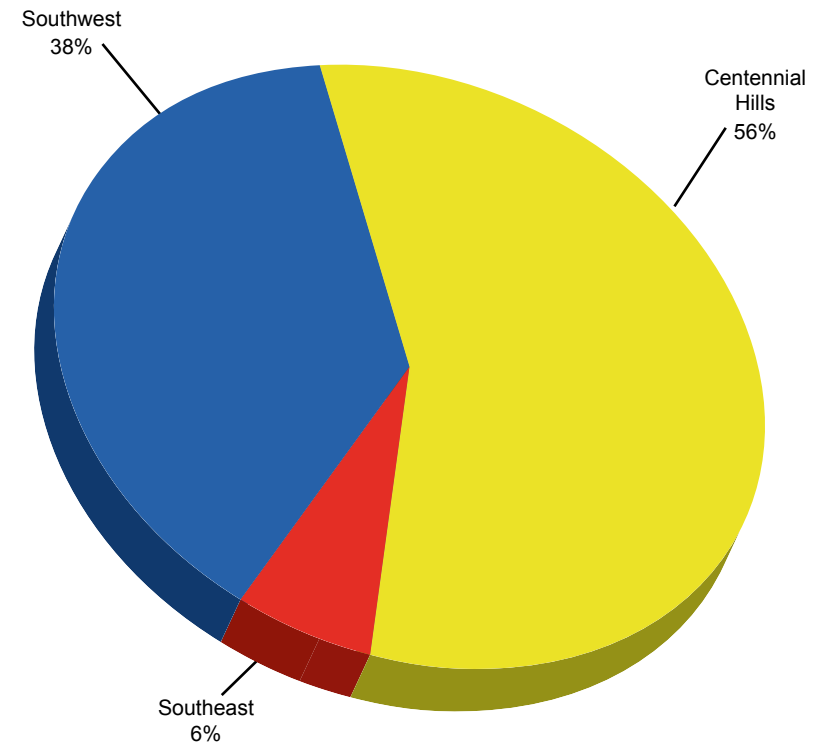
Category	Centennial Hills		Southeast		Southwest		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	868	\$25,276,950	61	\$2,597,553	87	\$17,442,500	1,016	\$45,317,003
Single Family Additions	20	\$954,985	33	\$976,584	23	\$1,165,655	76	\$3,097,224
Single Family Remodel	13	\$273,875	20	\$175,575	13	\$152,900	46	\$602,350
Multifamily New	0	\$0	0	\$0	5	\$174,000	5	\$174,000
Multifamily Remodel	1	\$2,000	2	\$31,200	0	\$0	3	\$33,200
Commercial New	95	\$8,287,995	70	\$58,839,783	30	\$4,408,773	195	\$71,536,551
Commercial Additions	16	\$3,285,237	13	\$4,326,838	7	\$2,808,095	36	\$10,420,170
Commercial Remodel	24	\$1,461,521	45	\$25,249,570	34	\$1,839,665	103	\$28,550,756
Public Remodel	16	\$151,872	43	\$39,998,438	20	\$245,580	79	\$40,395,890
Pools & Spas	204	\$6,743,006	9	\$284,736	111	\$4,086,818	324	\$11,114,560
Signs	83	\$953,467	73	\$5,135,725	48	\$2,260,880	204	\$8,350,072
Miscellaneous*	201	\$16,718,502	241	\$16,745,975	129	\$9,014,551	571	\$42,479,028
GRAND TOTAL	1,541	\$64,109,410	610	\$154,361,977	507	\$43,599,417	2,658	\$262,070,805

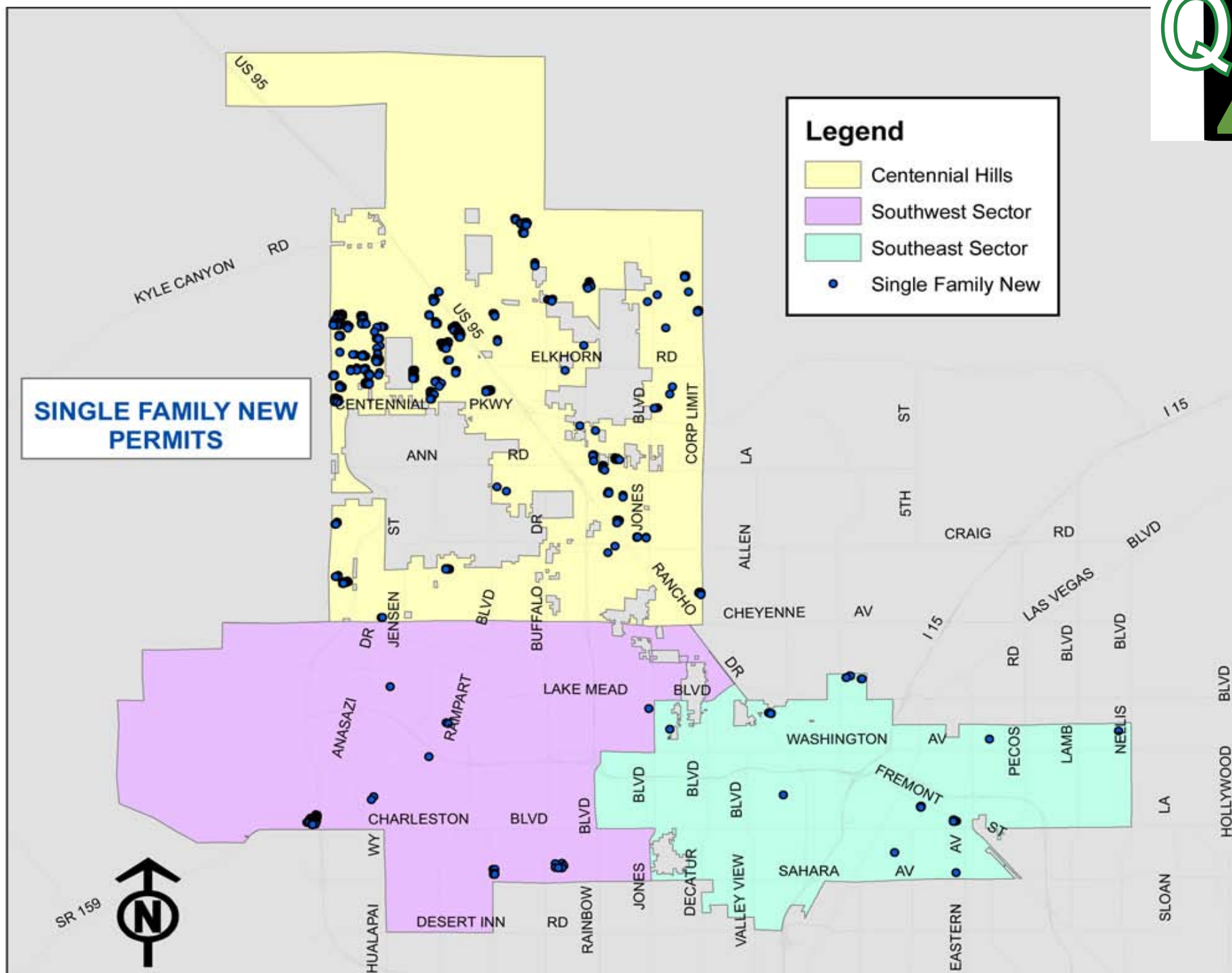
*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

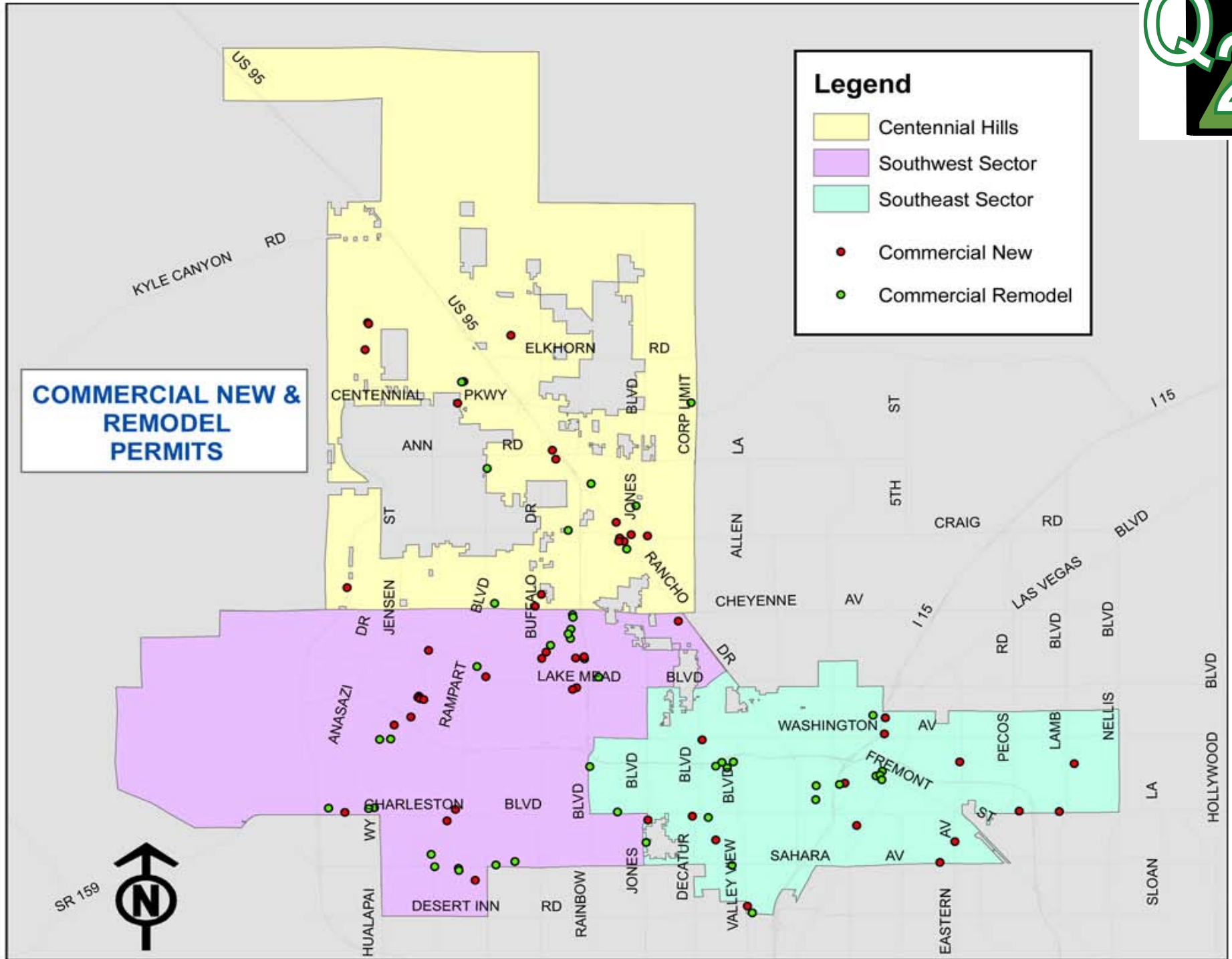
Commercial New by Valuation

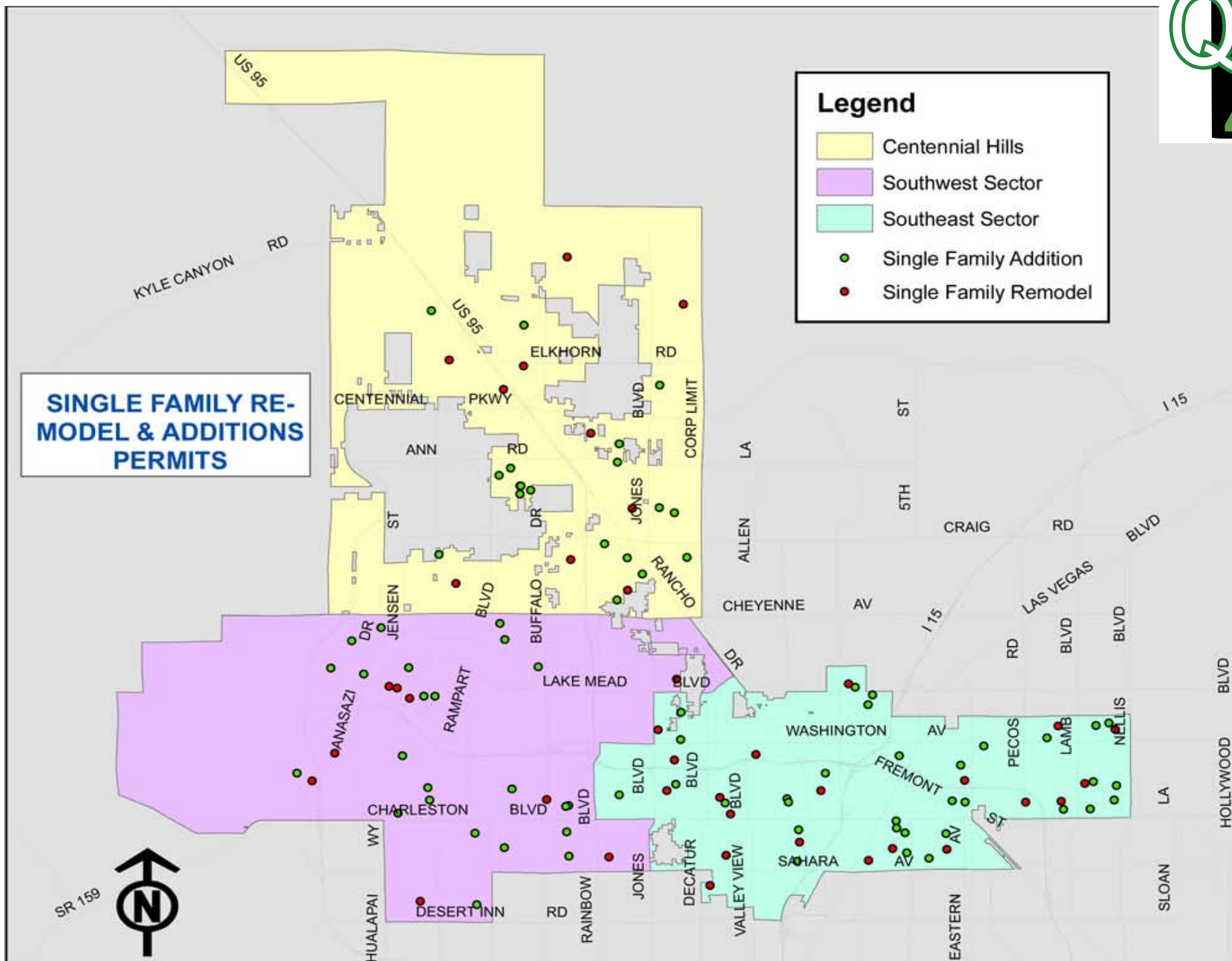


Single Family New by Valuation









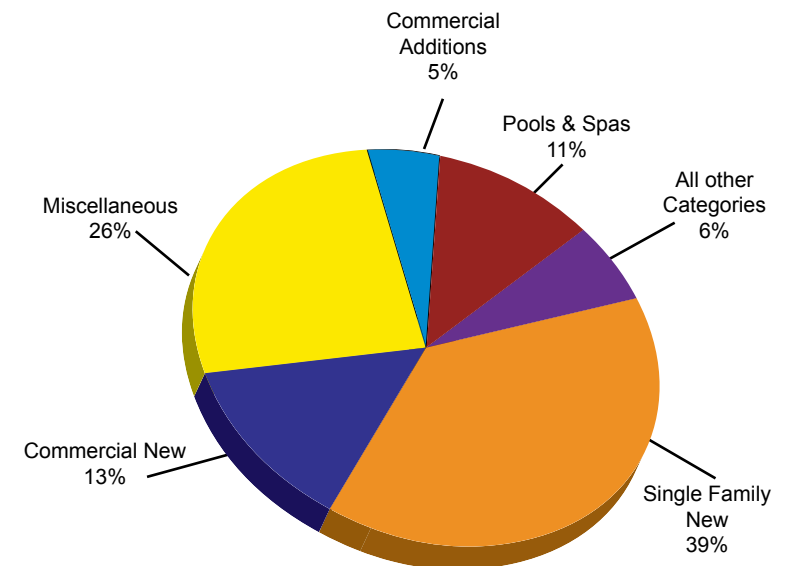
**Centennial Hills
Building Permits
2nd Quarter 2007**



Category	Permits	Valuation	Percentage
Single Family New	868	\$25,276,950	39.4%
Single Family Additions	20	\$954,985	1.5%
Single Family Remodel	13	\$273,875	0.4%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	1	\$2,000	0.0%
Commercial New	95	\$8,287,995	12.9%
Commercial Additions	16	\$3,285,237	5.1%
Commercial Remodel	24	\$1,461,521	0.2%
Public Remodel	16	\$151,872	2.3%
Pools & Spas	204	\$6,743,006	10.5%
Signs	83	\$953,467	1.5%
Miscellaneous*	201	\$16,718,502	26.1%
GRAND TOTAL	1,541	\$64,109,410	100%

*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

Centennial Hills Permits by Valuation



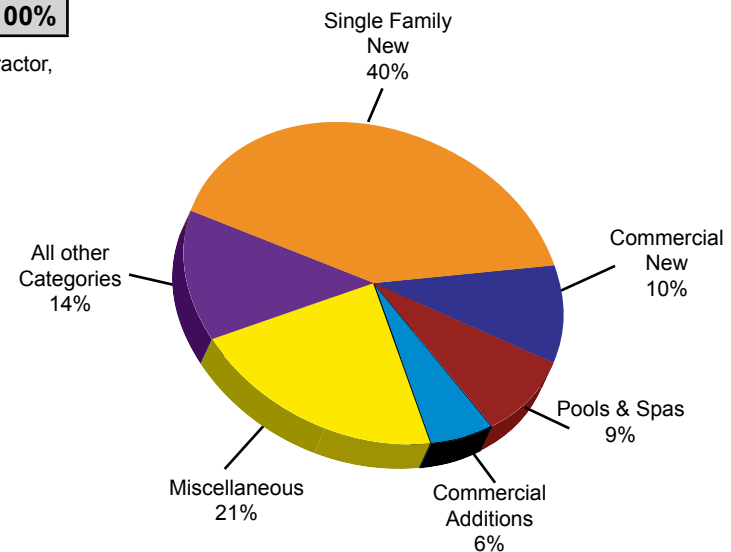
**Southwest
Building Permits
2nd Quarter 2007**



Category	Permits	Valuation	Percentage
Single Family New	87	\$17,442,500	40.0%
Single Family Additions	23	\$1,165,655	2.7%
Single Family Remodel	13	\$152,900	0.4%
Multifamily New	5	\$174,000	0.4%
Multifamily Remodel	0	\$0	0.0%
Commercial New	30	\$4,408,773	10.1%
Commercial Additions	7	\$2,808,095	6.4%
Commercial Remodel	34	\$1,839,665	4.2%
Public Remodel	20	\$245,580	0.6%
Pools & Spas	111	\$4,086,818	9.4%
Signs	48	\$2,260,880	5.2%
Miscellaneous*	129	\$9,014,551	20.7%
GRAND TOTAL	507	\$43,599,417	100%

*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

Southwest Permits by Valuation



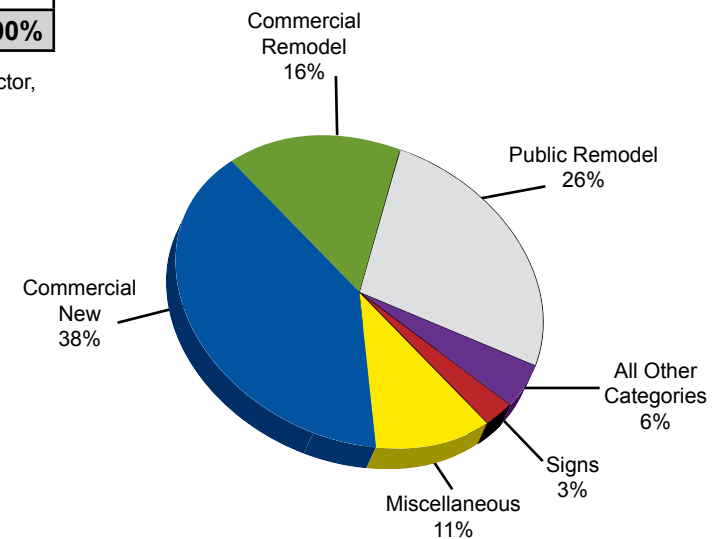
**Southeast
Building Permits
2nd Quarter 2007**



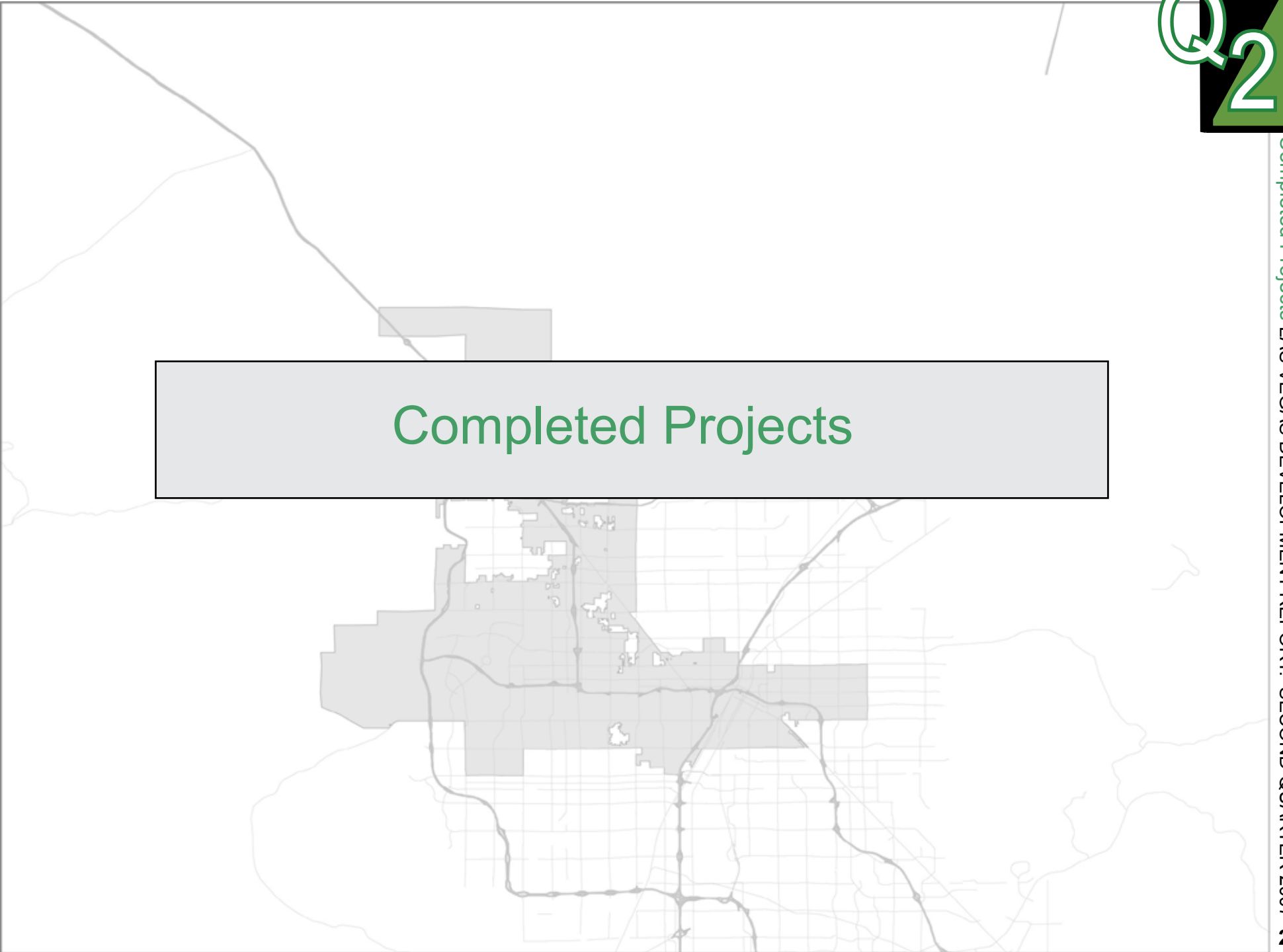
Category	Permits	Valuation	Percentage
Single Family New	61	\$2,597,553	1.7%
Single Family Additions	33	\$976,584	0.6%
Single Family Remodel	20	\$175,575	0.1%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	2	\$31,200	0.0%
Commercial New	70	\$58,839,783	38.1%
Commercial Additions	13	\$4,326,838	2.8%
Commercial Remodel	45	\$25,249,570	16.4%
Public Remodel	43	\$39,998,438	25.9%
Pools & Spas	9	\$284,736	0.2%
Signs	73	\$5,135,725	3.3%
Miscellaneous*	241	\$16,745,975	10.8%
GRAND TOTAL	610	\$154,361,977	100%

*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

Southeast Permits by Valuation



Completed Projects



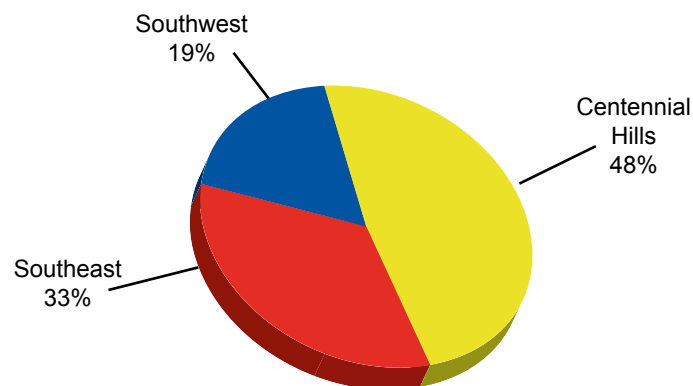
**Completed Projects
2nd Quarter 2007**



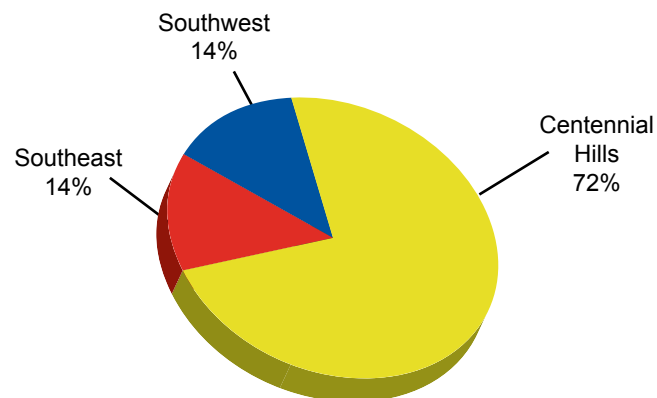
Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	262	53	52	367	46.3%
Single Family Additions	4	8	17	29	3.7%
Single Family Remodel	3	5	4	12	1.5%
Multifamily New	4	1	15	20	2.5%
Commercial New	37	6	16	59	7.4%
Commercial Additions	1	2	7	10	1.3%
Commercial Remodel	48	54	91	193	24.3%
Mobile Homes	1	0	1	2	0.3%
Public New	0	3	18	21	2.6%
Public Remodel	1	0	1	2	0.3%
Miscellaneous*	23	17	38	78	9.8%
GRAND TOTAL	384	149	260	793	100%

* Miscellaneous includes: sheds, gazebos, carports, patio covers, trellises, shade structures, roofing, demos, racking, trash enclosures, docks, casitas, amusement ride renewals and detached structures.

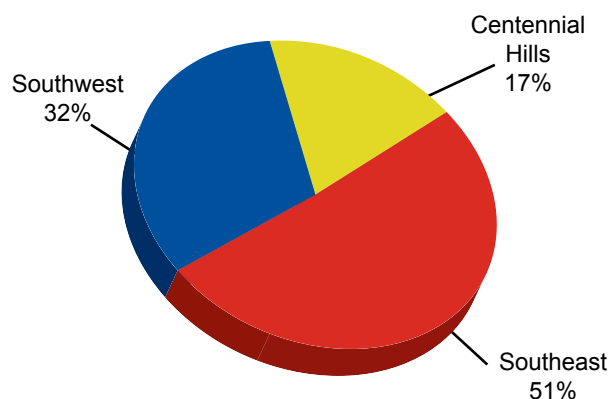
**Completed Projects by Sector
2nd Quarter 2007**



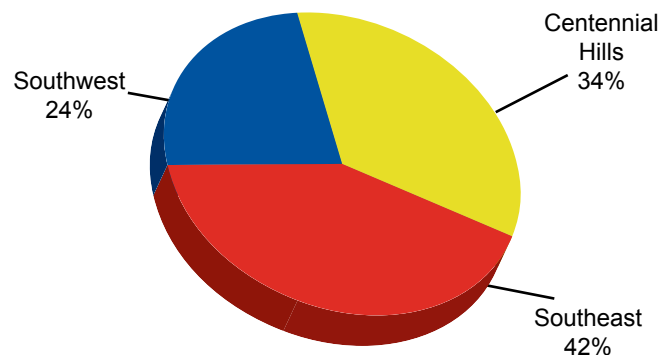
**Completed Single Family Projects
2nd Quarter 2007**

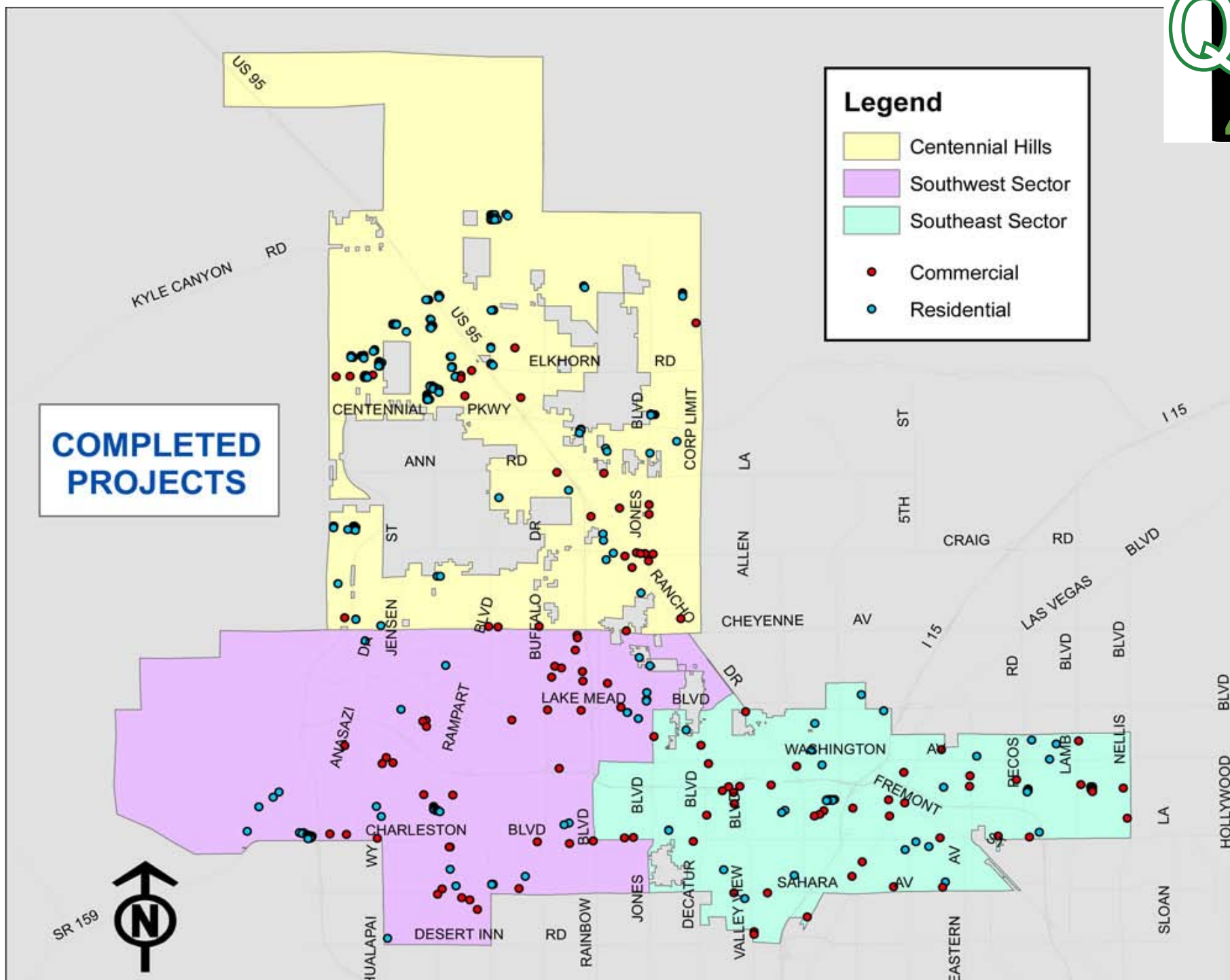


**Completed Single Family Additions
and Remodeled Projects
2nd Quarter 2007**



**Completed Commercial New
& Remodeled Projects
2nd Quarter 2007**







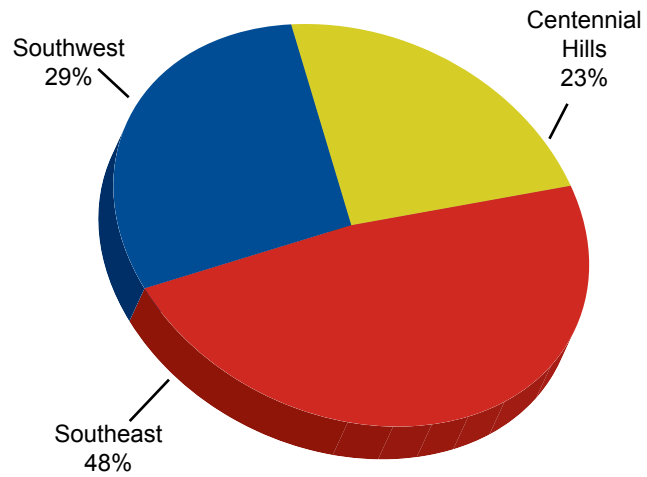
Business Licenses

Business Licenses by Category and Sector
2nd Quarter 2007

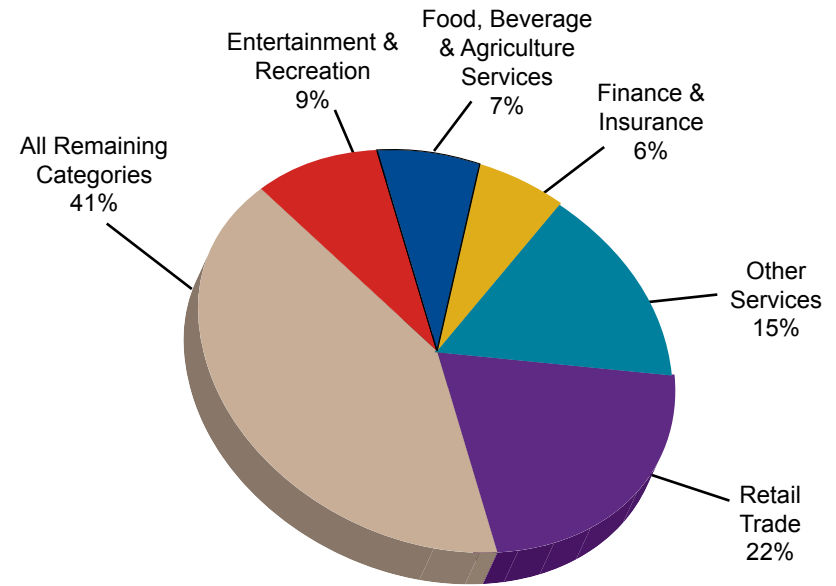


Category	Centennial Hills	Southeast	Southwest	Total	Percentage
Administrative	14	42	16	72	4.6%
Auto Sales & Repair	6	32	11	49	3.1%
Construction	26	41	26	93	5.9%
Cosmetology & Massage Services	14	16	18	48	3.0%
Educational Services	3	5	3	11	0.7%
Entertainment & Recreation	19	101	24	144	9.1%
Finance & Insurance	15	47	38	100	6.4%
Food, Beverage & Agriculture Services	27	56	28	111	7.1%
Health and Social Services	19	35	40	94	6.0%
Management Services	20	28	40	88	5.6%
Manufacturing	0	2	1	3	0.2%
Media & Information Services	4	16	6	26	1.7%
Other Services	77	103	59	239	15.2%
Professional & Technical Services	20	41	32	93	5.9%
Public Administration	0	0	0	0	0.0%
Real Estate & Leasing	5	21	27	53	3.4%
Retail Trade	90	177	79	346	22.0%
Wholesale Trade	1	0	3	4	0.3%
GRAND TOTAL	360	763	451	1,574	100%

Business Licenses by Sector
2nd Quarter 2007



Business Licenses by Top Five Categories
2nd Quarter 2007



Business Licenses by Planning Area and Category
2nd Quarter 2007

